



February 2004

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 2
No. 2**

Downtown Height/Density Discussion Expanded

— Comment Period Extended; New Public Meeting Scheduled

Broader discussion of alternative proposals to increase height and density limits in specific areas of downtown Seattle is being encouraged via an extended comment period and second public meeting.

The new public meeting will be held Tuesday, February 24, 5:30-7:30 p.m., at Seattle City Hall, Bertha Landes Room (located in the 600 block of Fifth Avenue between James and Cherry Streets). Written comments will now be accepted through Sunday, February 29, 2004.

The merits of the height and density proposals and verbal comments on the Draft Environmental Impact Statement (EIS) were previously accepted at a public hearing in December. A Final EIS will be prepared after the February meeting.

These opportunities to comment are intended to broaden discussion on the Mayor's direction for "Center City" (the 10 neighborhoods of greater

See **downtown height & density** on page 9

Call for Design Review Board Members

Interested in staying abreast of development activity in your neighborhood, or in providing guidance on the design of individual projects? If so, consider applying for membership on one of Seattle's Design Review Boards. Applications for membership are now being accepted by DPD.

—Details on page 7

Nominees for Northgate Stakeholder Group Sought

A stakeholders group that will provide the City with a balanced representation of the Northgate community's diverse interests is currently being assembled by DPD. Ten seats are available and nominations are due February 13, 2004.

The Northgate stakeholder group will advise the City on the following key decisions over the coming year:

- planning for large lot developments (particularly early input on conceptual site planning), including but not limited to the Northgate Mall, the South Lot, and King County's transit-oriented development project
- an Urban Center Plan for open space and pedestrian connections, including bicycle

See **northgate stakeholders** on page 9

Monthly Highlights

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www.seattle.gov/dpd



City Planning staff includes six planning- and design-related activities within Seattle's Department of Planning and Development:

- Area Plans
- Comprehensive & Regional Planning
- Land Use Policy
- CityDesign—the City's urban design function
- Seattle Design Commission
- Seattle Planning Commission

Mission Statement

“Working together to articulate, advocate, and advance our community's vision for an exceptional and vibrant Seattle.”

legislation in process

Removing Obstacles to New First Hill Housing

A change in parking and open space requirements to remove obstacles to new housing development in the First Hill Neighborhood is currently being proposed by DPD.

The amendments being considered would change First Hill's residential parking requirements to better reflect car ownership trends. It would also change open space requirements for residential use in commercial zones to be more consistent with requirements in multifamily zones. These changes are consistent with City and neighborhood goals for developing more market-rate housing in this area.

The proposed amendments would apply only within the First Hill Urban Village and would accomplish the following:

- Revise the minimum residential parking requirement for multifamily uses to 0.6 parking space per residence. The 2000 Census shows an average of 0.56 vehicles per household on First Hill.
- Modify the City's State Environmental Policy Act (SEPA) parking policies as they affect First Hill to be consistent with the proposed parking requirement.
- Revise the required amount of open space for residential use in commercial zones to 25% of the lot area. This will provide for resident's needs and equity in open space requirements for residential development, whether located in a commercial or multifamily zone.

See **first hill housing** on page 9

Detached ADU Proposal Updated

A proposal to allow detached accessory dwelling units (ADUs) in Seattle's single family zones has been updated by DPD to include more information on the experience of other jurisdictions and other minor changes.

A detached ADU—commonly known as a “mother-in-law unit”—is a small living space allowed on the same lot as a single family house, but physically separate from it. Seattle currently allows ADUs on any single family lot, as long as they are attached to the main home. This proposal would modify rules to allow the unit to be separate.

“Detached ADUs can create attractive and affordable rental opportunities in Seattle without changing the character or quality of life in existing single family areas,” said John Skelton, DPD Land Use Policy Manager.

The updated proposal is expected to be ready to present to the new City Council Urban Development and Planning committee in the coming weeks and should be available online by mid-February at www.seattle.gov/dpd/CodeDev/HousingChoices/dadu.asp. For additional information, please contact:

Jory Phillips, Sr. Land Use Planner, DPD
(206) 386-9761, jory.phillips@seattle.gov

Waterfront Charrette Piques Public Interest

The next major event in preparing a plan for the future of Seattle's Central Waterfront will be a two-day public workshop on February 27 and 28. Response to the charrette has far exceeded expectations, with nearly 300 people committed to the work session. Charrette-related activities include:

- **February 12, 2004** - Waterfront Environmental Symposium, co-sponsored by DPD and Seattle's Office of Sustainability and Environment, will provide charrette participants with background information on critical environmental issues related to waterfront environment planning
- **February 27-28, 2004** - Charrette work session
- **Late March 2004** - Presentation of charrette outcomes

DPD staff is currently finalizing a series of background reports on existing conditions in the study area and issues that need to be considered in developing the Central Waterfront Plan. For more information, visit www.seattle.gov/dpd/centralwaterfront or contact:

Catherine Maggio, Strategic Advisor, DPD
catherine.maggio@seattle.gov

Dennis Meier, Senior Urban Design Planner, DPD
dennis.meier@seattle.gov

"The public response to the charrette illustrates Seattle's passion for its waterfront and citizens' interest in making this a great new front porch for the City."

—John Rahaim
 Director, City Planning

Final Winter Workshop on Downtown Monorail Stations February 6

The final downtown monorail station workshop of the winter, addressing the 5th Avenue and Stewart St. station, was held February 6, 7:30-9:30 a.m., in Seattle City Hall's Bertha Landes Room.

The public was invited to this community workshop to share their ideas with City staff on how to make the monorail a true asset to their neighborhood. They also learned about the City's role in the Monorail Green Line project. Prior downtown station workshops were held in December and January.

All workshops are designed to elicit feedback and identify issues, opportunities, and constraints presented by the arrival of the monorail. During the workshops, City staff present an analysis to date of each station area, focusing on:

- access to the station (pedes-

trian, bicycle, bus, and vehicular),

- the character and quality of places created around the station, and
- maintaining the character, identity and vibrancy of the neighborhood.

Over the next few months, City staff will develop scenarios for each of the station areas, based on comments received from citizens during the December-February workshops. These scenarios will be presented to the public for feedback during community meetings in the spring of 2004.

Following these meetings draft



Over 290 people have attended the seven community workshops held this winter to discuss how to best integrate the monorail stations into Seattle's urban and neighborhood fabric.

action plans that identify the community's goals for each station area will be developed and presented to City Council in the summer of 2004.

For more information about the City of Seattle's "Integrating the Monorail" program or the community workshops, please visit their website at www.seattle.gov/monorail or contact:

Michael Graubard, SDOT
Communications & Community
Involvement
(206) 684-5049
michael.graubard@seattle.gov



Seattle Design Commission

“Championing civic design excellence in Seattle’s public realm.”

Update on January’s Project Reviews

During the only January 2004 Seattle Design Commission (SDC) meeting, members reviewed and recommended approval of the following projects:

- Harborview Medical Center—design team follow-up on street and alley vacations. While SDC found they met the conditions imposed by City Council last spring, the Commission did ask for a brief update in the future to focus on outstanding issues regarding streetscape design and the wayfinding program still under development.
- Bitter Lake Reservoir Open Space (PARKS)—design development work.
- Ballard Municipal Park (PARKS)—conceptual design approach.
- Olympic Sculpture Park—design development documents. SDC commended the innovative design and also discussed the street vacations proposed to accomplish the project. The Commission recommended approval of the vacations, in part, but found the public benefits proposal to be incomplete and asked to see this aspect of the project again at a future meeting.

SDC was also briefed on the new Fire and Safety Levy (FFD); recent activities of the Light Rail Review Panel and the Monorail Review Panel (both of which include SDC representatives); and upcoming staff changes and major initiatives in DPD’s new Planning Division.

In lieu of a second meeting in January, the Commission held its annual retreat to prepare for the year ahead and increasing demands for project reviews.

The Commission continues to work with the Seattle Planning Commission and City staff, in an ongoing advisory capacity, on the development of the Central Waterfront Plan. The two Commissions drafted a Waterfront Forum Summary document in January and hope to brief City Council later this winter on their involvement to date on this significant project.

In future months, the joint Commissions will also continue to review the Alaskan Way Viaduct/Seawall Redevelopment project as the City/State team for that project hones the design options and releases its DEIS document this spring.



View looking east from grove at proposed Olympic Sculpture Park on Seattle waterfront. Project reviewed by Seattle Design Commission in January 2004.

—Image courtesy of
Weiss/Manfredi Architects
Charles Anderson Landscape Architecture

SDC February Schedule

The Commission is slated to review the following projects in February:

- Lake City Mini Park schematic design (PARKS);
- Northgate Library/Park/Community Center (SPL/PARKS) design development
- 5th Avenue NE Street improvements (SDOT) concept designs; and
- schematic designs for South Park Library (SPL).

In addition, the Commission will be briefed on the City’s Sustainable Building Program and meet with representatives from the Mayor’s Office and City departments to clarify the Commission’s role and goals for 2004.

For More Information

For more information on SDC activities, visit www.seattle.gov/dpd/citydesign/projectreview/sdc or contact:

Layne Cubell, SDC Coordinator
layne.cubell@seattle.gov
(206) 233-7911

The November 2003 issue of dpdINFO featured ENERGY STAR® and BUILT SMARTSM—two programs that certify energy-efficient homes and help developers understand the benefits of energy- and resource-efficient construction. This month we focus on the University of Washington's (UW) cost-effective new sustainable student housing project.

case study

nordheim court

*the UW's
sustainably built
student housing*



Divided into eight, low-rise buildings that focus inwardly on a pond and small urban forest of large mature trees, Nordheim Court evokes an entirely different picture of student living than the large apartment blocks in the area.

The Nordheim Court project should help reduce cost concerns and build confidence in institutionalizing environmentally responsible practices in the UW's educational mission and its physical plant.

If you drove by the new apartment building just north of University Village, you wouldn't initially recognize it as housing for UW students. Divided into eight, low-rise buildings that focus inwardly on a pond and small urban forest of large mature trees, this project evokes an entirely different picture of student living than the large apartment blocks that loom along the edge of the hill above Montlake Boulevard just a few blocks to the south.

Also not readily apparent is the steps this project has taken to insure environmental impacts are minimized in a way that is cost-effective for the developer/property manager, Lorig Associates. Sustainable construction as an alternative to conventional materials and methods was introduced in early design stages by the architectural team at Mithun. Knowing the importance of environmental design, especially at universities, Lorig Associates and Mithun suggested the use of LEED™ (Leadership in Energy and Environmental Design) criteria, developed by the U.S. Green Building Council, as a way to benchmark the project's performance. (See page 6 for a list of LEED™ accomplishments.)

Green building advocates repeatedly make the claim that sustainable building is both cost-effective and a good investment. As often as not this assertion falls on deaf ears, as developers and owners look at unacceptably high initial construction costs for projects to incorporate green strategies.

Nordheim Court is a project that substantiates green building advocates' claims. With a construction budget of \$20 million and a total development budget of \$27.5 million, Lorig Associates and Mithun agree that the additional cost to achieve LEED™ certification is only \$44,000, about 0.2% of total first costs. Dayna Dealy, Lorig's project manager, says that as the developer and property manager, Lorig is in this for the long-term and the lower maintenance and utility costs are important. Designing for LEED™ early on means the total cost difference can be small.

But Lorig is as interested in finding smart, cost-saving, long-term financial strategies as in controlling first costs. They realize that sustainable building provides those long-term savings. Dealy instructed Mithun to design cost-saving sustainable strategies into the project, even if they didn't use LEED™ as a tool to prove performance. Early involvement and integration of the developer, owner, architect, consultants, contractor and subcontractors in sustainable building choices for the project was the key to effective cost management.

The evidence of the success of this early collaboration is a project that is as physically green—with planted interior courtyards, many over the parking garage—as it is green in its building strategies. A variety of courtyard treatments along with varied building massing, a rich mix of unit types, and diverse exterior building finishes creates a sense of intimate community that belies its high urban density of 52 units per acre.

See **nordheim court case study** on page 6

nordheim court case study, *cont. from page 5*

LEED™ Accomplishments at Nordheim Court

- **Added Transportation Options:** The University Village neighborhood just to the south of Nordheim Court is an auto-oriented neighborhood. The project team skillfully hid a 150-car parking garage below the northwest portion of the site, the only evidence of which is a ramp on 25th Avenue. With 146 units and 460 beds in the complex, not everyone gets a parking space. However, this location has easy access to public transportation and ample provisions have been made to encourage bicycle use. An electrical car fueling station in the garage encourages use of zero-emission cars.
- **Preserved Natural Features of Site:** The defining feature of the site is the pond at the southwest side of the property and trees planted in the 1930s and 1940s. The project team elected to save both and integrate them as part of the development.
- **Built in Energy Efficiency:** Upgraded insulation and passive solar design qualifies this project as a Seattle City Light BUILT SMARTSM project. With performance well beyond the stringent Washington State Energy Code, the project received financial incentives from City Light and will benefit from lower utility bills.
- **Diverted 81% of Construction Waste:** Walsh Construction, the general contractor, diverted 81% of their construction waste from the landfill by properly recycling cardboard, concrete, drywall, metal, and wood. Walsh reports they recycled 589 tons of construction debris using a combination of source-separated and comingled recycling containers. Since the tip fees for source-separated recycling are much less than comingled, they saved \$14,582, even after subtracting the labor costs to monitor the boxes and all related activities of dedicated personnel. They could not have saved this money if they had only used a comingled box.
- **Used 35% Recycled Content Products:** Using the LEED™ calculator, a total of 35%, of the building materials installed contain recycled content, reducing the need to extract virgin materials.
- **Bought Local Materials:** Harvested and manufactured lumber, manufactured fiber cement siding, gypsum wall board, vinyl windows, etc., are locally manufactured, which strengthens the local economy and reduces transportation impacts.
- **Followed Construction Indoor Air Quality Plan:** Walsh Construction executed the IAQ management plan with excellent collaboration of subcontractors, especially the HVAC subcontractor. Walsh worked to keep the building dry and minimize dust generated. In order to install super efficient MERV 14 filtration media, the HVAC sub contractors modified the air conditioning units after keeping all the HVAC units and duct openings sealed until the completion.
- **Used Low Emitting Materials:** All sealants, adhesives and paints in the project contain no VOCs (volatile organic compounds), exceeding LEED™ standards. Carpets contain very low levels of VOCs and comply with the Carpet and Rug Institute Green Label program.
- **High Fly Ash Content Concrete:** Fly ash was substituted for 43% of the cement in the architectural concrete, reducing the pressure on our landfills as well as limiting the cementitious content to less than 600 pounds per cubic yard.
- **Educated Tenants and Visitors** of sustainable features via tenant manuals and project signage.



Nordheim Court's diversity of courtyard treatments—along with varied building massing, a rich mix of unit types, and diverse exterior building finishes—creates a sense of intimate community that belies its high urban density of 52 units per acre.

Learn More

Learn more about Nordheim Court on Lorig's website, www.lorig.com/cs_nordheim.htm, or the UW Housing and Food Services website, hfs.washington.edu/student_housing/family_apartments/communities/blakeley.

To find out about Seattle City Light's BUILT SMARTSM Program, visit www.seattle.gov/light/conserve/business.

To learn more about LEED™ certification, visit www.usgbc.org.

To explore DPD's role in sustainable building, visit www.seattle.gov/dpd/sustainability or contact:

Lynne Barker, DPD
Sustainable Building Specialist
lynne.barker@seattle.gov
(206) 684-0806

Seven Design Review Board Applicants Sought

Applications for membership on Seattle's seven Design Review Boards are currently being accepted. As seven positions are open, a variety of applicants are encouraged to apply.

Board members hold public meetings to evaluate development projects that are subject to design review—mixed use developments, multi-family housing, and commercial projects of certain sizes. Review is based upon citywide and neighborhood-specific design guidelines.

The Design Review Program

was instituted in 1994 to provide an alternative to prescriptive zoning requirements and foster new development that better responded to the character of its surroundings.

Each board includes one representative each from the design professions, development field, business community, local residential interests, and general community interests. The local business and local residential representative positions must be nominated by a business or community organization in that

Interested in staying abreast of development activity in your neighborhood, or in providing guidance on the design of individual projects? Apply today.

neighborhood. The following positions become vacant in 2004:

- At-large Architect/Design rep—Cap Hill/1stHill/Central Board and NW Board (2 positions)
- At-large Community rep—NW Board and Queen Anne/Magnolia Board (2 positions)
- Developer rep—W. Seattle Board (1 position)
- Local business—Downtown Board (1 position)
- Local residential rep—SE Board (1 position)

All board members serve without financial compensation and must reside within the Seattle city limits. City employees are not eligible to serve. Women, persons with disabilities, sexual minorities and persons of color are encouraged to apply. Meetings are open to the public and are held twice a month during evening hours, generally 6:30-9:30 p.m.

Board members are appointed to two-year terms by Mayor Greg Nickels and/or Councilmember Peter Steinbrueck, and confirmed by the entire City Council.

Individuals may apply directly to DPD for appointment. The application form is available online at www.seattle.gov/dpd/news. For more information, or a printed application, contact:

Vince Lyons, DPD
Design Review Program Manager
vince.lyons@seattle.gov
(206) 233-3823

SUSTAINABLE BUILDING

Green Businesses Wanted for Environmental Awards

Has your company made "green progress"? If so, consider entering the third annual "Businesses for an Environmentally Sustainable Tomorrow" (BEST) competition, which celebrates notable green achievements by companies in the greater Seattle area.

Entry categories include:

- Waste prevention/recycling
- Water conservation
- Energy conservation
- Stormwater pollution prevention
- Sustainable building
- Innovation
- Environmental leadership

Winners will be honored at a major, public ceremony in May 2004, promoted to the media and business and industry associations, and highlighted on websites and fact sheets.

Any Seattle business is eligible to apply. In addition, the Water Conservation Award is open to customers of the 18 local water providers in the Saving Water Partnership (listed at www.savingwater.org/providers.htm).

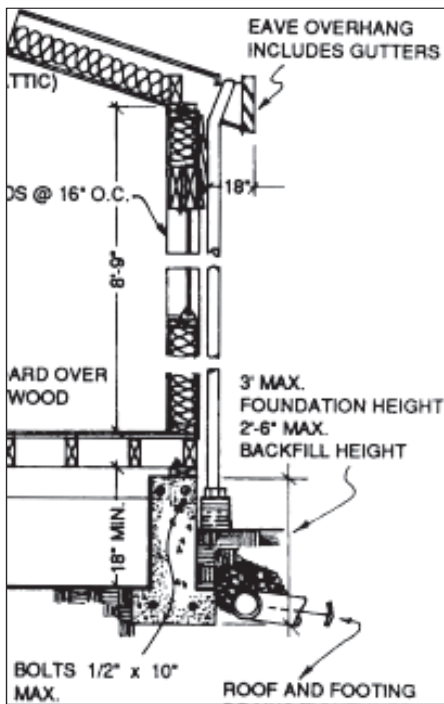
Last year's winners included: Cafe Septieme, Genie Industries, Starbucks, Quiring Monuments, Mariners, Vulcan Inc., Seattle University, Seattle Center, Miller Hull and Howard S. Wright Construction. To learn why these companies were chosen, visit www.resourceventure.org/2003winners.htm.

The BEST awards are issued annually by Resource Venture, a partnership program of the Greater Seattle Chamber of Commerce and Seattle Public Utilities (SPU). Resource Venture provides free information, assistance and referrals to help Seattle businesses improve their environmental performance.

To apply online, visit www.resourceventure.org. For more information, contact Resource Venture at (206) 389-7302, help@resourceventure.org.



APPLICATION DEADLINE: Friday, February 20, 2004 5 p.m.



TECHNICAL CODES

An inside look at the latest technical code developments

About the New Codes

The 2003 editions of the International Building, Mechanical and Fire Codes take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes. However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

Details on the new codes have been explored in *dpdINFO* over the past year. Copies of the new codes can be purchased from the WA Assn. of Building Officials, (360) 586-6725, www.wabo.org, or from the Int'l Code Council, (425) 451-9541, www.iccsafe.org. If you have questions, contact:

Maureen Traxler, DPD Tech Codes
(206) 233-3892
maureen.traxler@seattle.gov

Code Training Contacts

- Association of Building Officials, (360) 586-6725, www.wabo.org
- NW Washington Chapter International Codes Council, Jerry Berndt, (206) 973-4761, jberndt@ci.seatac.wa.us

Accessibility Changes in 2003 Building Code

Last month's technical codes article focused on some of the differences in the means of egress provisions of the International Building Code (IBC). This month we explore changes in accessibility requirements.



One of the most interesting changes in the 2003 Seattle Building Code will be in the area of accessibility. The State has decided to adopt Chapter 11 of the International Building Code instead of the unique State provisions that have been in effect in Washington since the 1970s.

IBC Chapter 11 contains scoping provisions for accessibility—it tells us when accessible features are required. The IBC adopts ANSI A117.1, "Accessible and Usable Buildings and Facilities," to tell us how to design and construct accessible features. In addition, some of the unique requirements from the current State Building Code will be carried forward as Washington amendments to the 2003 International Building Code. Since local jurisdictions do not have authority to amend Chapter 11, the State Code will be enforced here with no changes to the accessibility provisions.

The primary reason for this change was a desire for consistency with national standards. ICC has worked diligently with the Department of Justice and the Department of Housing and Urban Development to make Chapter 11 and A117.1 consistent with the Americans with Disabilities Act and the Fair Housing Act.

Purchasing the Codes

The State Building Code, including Chapter 11, is available on the State Building Code website at www.sbcc.wa.gov (click on "State Building Codes" on the left side of the screen). Hard copies can be purchased from the Washington Association of Building Officials at www.wabo.org or (360) 586-6725.

Viewing Public Review Draft of International Codes

Drafts of the proposed Seattle amendments to the International Building, Residential and Mechanical codes will be available in early February. If you would like a copy or more information, please contact:

Maureen Traxler, DPD
Code Development Analyst Supervisor
maureen.traxler@seattle.gov
(206) 233-3892

downtown height & density, *cont. from page 1*

downtown) and the need for more housing in the downtown area.

To learn more about the proposed downtown height and density changes, please contact:

Gordon Clowers, DPD, Land Use Planner
(206) 684-8375, gordon.clowers@seattle.gov

Dennis Meier, DPD, Senior Urban Design Planner
(206) 684-8270, dennis.meier@seattle.gov

northgate stakeholders, *cont. from page 1*

and pedestrian circulation and streetscape improvements

- the Coordinated Transportation Investment Plan
- implementation of the 5th Ave NE Streetscape Design

The stakeholders group was called for in legislation passed by the City Council on December 8, 2003 (Council Resolution 30642), with the Mayor's concurrence. The Council Resolution identifies the interests that will hold seats on the stakeholders group. It also specifies that organizations holding seats 1-12 will designate their representatives. DPD is seeking nominations for the remaining 10 seats (13-22).

For the purposes of the stakeholders group, the Northgate planning area is defined as the area in the Northgate Area Comprehensive Plan. It is bounded on the north by N. 130th St., on the west by Ashworth, and on the south by NE 85th St. The eastern boundary begins at 27th Ave. NE and N. 130th and curves gradually westward, ending at 18th Ave NE and NE 85th St.

Nomination Deadline: February 13

The stakeholders group is expected to hold its first meeting in mid-March; future meeting dates will be identified at that time. The group is expected to provide advice to the City on the specified issues over the remainder of 2004.

To nominate an individual for a seat, submit a completed nomination form by February 13, 2004 via mail, email, or phone to:

Mark Troxel
Dept. of Planning & Development
P.O. Box 34019
Seattle, WA 98124-4019
mark.troxel@seattle.gov
(206) 615-1739

For an nomination form and list of all 22 stakeholder seats, visit www.seattle.gov/dpd/news/20040129a.asp. If you have questions or would like more information, please contact Mark Troxel as indicated above.

New Land Use Code Vendor

The official vendor for printed versions of the Seattle Land Use Code has changed from Lexis/Nexis to the Municipal Code Corporation.

DPD is no longer providing correction and update information to Lexis/Nexis, so be sure place your next order with the Municipal Code Corporation:

Online: www.municode.com

Email: dist@mail.municode.com

Phone: (800) 262-2633

Primary contact: Dana Martin, Ext. 245

Backup contact: Patrick Holiday, Ext 226

Official City Datum Changes

Beginning March 1, 2004 all documents submitted to DPD for review that reference a datum point must refer to new official City datum.

The North American Vertical Datum of 1988 (NAVD88) has been designated the official City vertical datum. North American Datum of 1983 (1991 adjustment) (NAD83 1991) is the official horizontal datum.

These datums are currently used by the United States, the State of Washington, King County, and surrounding municipalities. The datum change was adopted in Ordinance 121291.

first hill housing, *cont. from page 2*

In its November 1998 neighborhood plan, the First Hill Urban Village community favored increased capacity to accommodate more housing and generally expressed a preference for the development of a variety of housing types. Fostering the development of market rate and workforce housing is a practical way to balance the overall mix of uses in the neighborhood, providing for a fuller range of housing for different income levels in addition to the institutional development in the neighborhood.

The proposed amendments should also help restart First Hill projects that stalled during the recent economic downturn. First Hill is home to over 20,000 sustainable wage jobs, and is located just over the freeway from downtown.

If you have questions regarding this proposal, contact:

Mark Troxel, Land Use Planner, DPD
(206) 615-1739, mark.troxel@seattle.gov

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>post-application only</i>).....	684-8875
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General	684-8900
Inspectors: General.....	684-8950
Site/erosion control (<i>includes pre-construction</i> <i>conferences & first ground disturbance</i>).....	684-8860

Planning

CityDesign (urban design office)	615-1349
Comprehensive Planning	233-0079
Land Use Policy	684-8880
Seattle Design Commission	615-1349
Seattle Planning Commission	684-0433

Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing 684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

Information

General Department Information	684-8600
Applicant Services Center (ASC)	684-8850
Hours: M,W,F: 7:30 am-5:30 pm; Tu,Th: 10:30 am-5:30 pm	
Census Data (<i>population & demographics</i>)	615-0483
Code Compliance (<i>enforcement info</i>)	615-0808
Events & Classes.....	684-8443
GIS Maps & Services	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>).....	684-5174
Media Relations	233-3891
Microfilm Library	233-5180
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467

Hours: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm

Publications.....	684-8467
Site Development.....	233-7232
Sustainable Building.....	684-0806
Tech Support: Building Code (1-4:15 pm)	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>)	684-5383
Tech Support: Energy/Mech Code (1-4:15 pm)....	684-7846
Zoning Info (<i>parcel zoning</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family</i> *; 1-4:15 pm) ..	684-8850

* Due to complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at ASC or online at www.seattle.gov/dpd/landuse.

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www.seattle.gov/dpd

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